

Town of Brewster - Building Department Fees

Effective July 1, 2011

RESIDENTIAL USES (1 & 2 Family, Multi-Family, Condominiums)

\$25.00 Deposit Required for Building Permits

Habitable Space per square foot	\$0.55
Additions up to and including 100 square feet	\$75.00
Additions over 100 square feet up to and including 250 square feet	\$150.00
Storage Areas, Convertible (full basement, attic, open porches) per square foot	\$0.25
Storage Area, non-convertible (5 ft crawl space...) per 100 square feet	\$7.00
Unheated sunroom, enclosed porch per square foot	\$0.35
Garage (attached or detached) per square foot	\$0.25
Deck (\$30 minimum) per square foot	\$0.15
Fireplace/Chimney (not necessary if included with new dwelling permit)	\$30.00/unit
Mechanical (not necessary if included with new dwelling permit)	\$30.00/unit
Sheet Metal/Flue	\$30.00/unit
Repairs/Alterations	\$25.00 base plus \$0.25 per square foot, \$50.00 minimum OR \$25.00 base plus \$5.00 per \$1000 construction value
Shed/Barn 120 square feet or less	\$25.00
Over 120 square feet per square foot	\$ 0.25
Pool (above and below ground)	\$50.00
Change of Use/Home Occupation	\$30.00
Demolition	\$50.00
Re-roof or replacement windows/ doors or siding or similar	\$30.00/unit
Wood, Coal, Pellet Stove	\$25.00/unit
Solar Panels	\$30.00/unit

NON-RESIDENTIAL USES (Uses include A, B, F, H, I, M, S, & U)

\$50.00 Deposit Required for Building Permits

New Construction and Additions per square foot	\$0.55
Storage areas, convertible (full basement, attic, open porches...) per square foot	\$0.25
Storage areas (non-convertible) per 100 square feet	\$10.00
Alterations/Repairs	\$50.00 base plus \$0.25 per square foot (\$75 Minimum) OR \$50.00 base plus \$8.00 per \$1000 construction value
Demolition, Solar Panels	\$100.00
Change of Use (no construction)	\$50.00
Mechanical, Temporary Construction Trailers, Sheet Metal/Duct	\$50.00/unit

MISCELLANEOUS FEES

Tent, retaining wall (over 4 feet unbalanced fill)	\$30.00
Building permit replacement, renewal or extension	\$25.00
Signs Up to 4 square feet	\$15.00
Over 4 square feet	\$25.00
Temporary	\$ 3.00
Trench Permit (Pursuant to MGL 82A & 520 CMR 7)	\$25.00
First Reinspection	\$50.00
Second and Subsequent Reinspections	\$100.00

Written Zoning Opinions (Response to written inquiries)

Property Owners, Business Managers, Municipal and Governmental Depts.	No Charge
Non-Owners and Prospective Owners (per hour of research and preparation)	\$50.00

Records Request: Requests that take more than 20 minutes to complete will be charged a pro-rated hourly fee based on the pay rate of the Department Assistant for search and segregation time expenses as defined by 950CMR32.03 in addition to a per page copying fee. Requests that will take more than 20 minutes to complete must be in writing. Requests will receive a response as quickly as practical.

All fees will be rounded to the next highest dollar.

All permit fees will be doubled automatically if work is commenced prior to obtaining the permit ***except where allowed by code.***

General Conditions

1. All fees will be automatically doubled for permits not obtained within the prescribed time, pursuant to the applicable code.
2. All fees will be rounded to the next highest dollar.
3. A fee may be charged for each reinspection as a result of a requested inspection where the work is non-compliant, not ready, premises locked, not readily accessible or otherwise disapproved. Reinspection fees noted on schedule.
4. Permit fees and deposits are non-refundable.
5. Permit fees for unusual or special conditions not itemized herein will be determined by the Building Commissioner.
6. Copies: \$0.20 per 8.5 x 11 sheet
\$0.50 per computer generated sheet
\$0.75 per 8.5 x 14 or 11 x 17 sheet